

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 5, 2013, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, Eric Hertfelder, John Allen, Mary Millard

Also Present: Nancy Letendre, Esq.

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the August 1, 2013, meetings were approved as presented. (Millard/Cabral 6-0).

1. 13-075 19 Summer St., Trish & Mark Sitcoske

1. replace windows; 2. replace siding; 3. repair/replace trim; 4. new additions; 5. new deck, patio; 6. re-roof; 7. replace chimney; 8. repair/replace porch columns, decking, ceiling, piers; 9. replace gutters, downspouts

Property owner Mark Sitcoske and architect Bruce Bisbano presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Mr. Sitcoske is returning following a Concept Review and Site Visit. The house was constructed c. 1786 and moved to its present location in 1893, the porch was added c. 1900.

Mr. Sitcoske proposes replacing the windows according to the exhibited schedule (B) with Pella all wood, double hung, TDL. Two windows from original 12/12 sash will be installed on the east and north elevations as show in Exhibits I and J. The door at the rear patio/deck will be a Pella Architect Series 850 all wood door. Single entrance doors will be oak or other hardwood.

The original siding according to records was wood clapboard replaced in the 1950s with shingles. Owner proposes to reside using wood clapboard with new corner boards.

Porch Columns, ceiling, and decking will be repaired as described in Exhibit B. Fiberglass base plate will be used on column bases.

The existing chimney will be removed with a false chimney constructed to replicate original. Owner proposed a field stone veneer for the chimney and porch base piers. Commission members felt it was better to have a brick veneer rather than stone to better blend in with the surrounding houses. The chimney will have the same dimensions as existing.

The existing roof will be replaced, and new roof installed with Owens Corning Duration architectural style asphalt shingles, in stone gray. Gutters will be half-round seamless aluminum with corrugated downspouts.

It was noted that after further research by Member Hertfelder that the bay windows were not as early as originally thought, probably installed in 1951, and the original fenestration on the west elevation could be returned to a the more original configuration.

Construction of attic dormer and new addition were approved, Commission members requested more information, details regarding the pergola and shed.

Member Enright complimented Mr. Sitcoske and Mr. Bisbano on the detailed analysis of the windows and agreeing to use the 12/12 sash in two windows.

Chairman Lima invited comments from the public. Derrick Dandrian asked what material would be used on the roof and was answered with Owens-Corning architectural asphalt shingles.

A motion was made to continue Application 13-075 for the pergola and shed in order for the owner to provide construction details to the October 3, 2013, meeting (Enright/Allen 6-0)

A motion was made to approve Application 13-075 as presented with the following exceptions:

- 1. the new siding will be wood clapboards**
- 2. the false chimney will have brick veneer**
- 3. the porch piers will have brick veneer**

in accordance with Secretary of the Interior Standards #6, 9, 10 (Hertfelder/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10. Regarding replacement of the windows, upon examination it was determined that there were only partial remains of old windows (which will be reused on the north and east elevations) and the windows were determined to be severely deteriorated.

Project Monitor: Eric Hertfelder

2. 13-084B 85 High St., David & Laura Jacobs

1. replace windows; 2. replace back door and steps; 3. add window

Property owner Laura Jacobs presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to remove/replace six windows with fiberglass clad windows and to install a fiberglass clad exterior door. Member Enright noted that replacements in this building be more authentic due to its location and architectural history. He felt the changes in window and door location were acceptable but feels the material must be wood. The remaining members of the Commission agreed with Member Hertfelder noting the design changes look appropriate and commended Mrs. Jacobs for retaining the original windows in the south elevation, Wallis Howe designed, addition.

Replacement windows will be double hung 2/1 configuration and according to Member Hertfelder the ability to match them with wood replacements should be quite high.

The owner was directed to submit manufacturer's product sheets for the windows and door to be approved prior to purchase/installation by Project Monitor Lima.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-084B as presented and shown in exhibits with the notation that replacement windows and door are to be all wood, TDL with manufacturers product sheets to be approved by Project Monitor Lima in accordance with Secretary of the Interior Standards #5, 9 (Enright/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 9.

Project Monitor: Oryann Lima

3. 13-088 66 Franklin St., Paul & Pamela Bishop
new storage shed

Property owner Paul Bishop presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Bishop would like to erect a vinyl shed behind the garage. He stated that he preferred using vinyl but would go with cedar siding. Commission members preferred cedar.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-088 as presented for construction as sited of a new shed with cedar or pine siding in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

4. 13-089 290 Hope St., (276 Hope St.), Gregory & Alison Fox
new and replacement fence

Property owner Greg Fox presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Application is to replace existing fence and install new fence and gates. Applicant plans to erect cedar fence Flatboard style and two cedar picket gates, +/- 3' wide with steel posts.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-089 as presented for new and replacement fence and gates in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Enright 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Thomas Enright

5. 13-091 707 Hope St., John Troiano

install generator

Steve Janaurio from Sunshine Oil presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to install a generator as presented in Exhibits at the rear of the house. Because the generator will be visible from Thames St., applicant was asked to provide plants to screen the generator from view from the street.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-091 as presented with the stipulation that plants to screen view of the generator from Thames St. be planted in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9.

Project Monitor: Victor Cabral

6. 13-092 631 Hope St., James & Virginia Davis

1. install gutters; 2. repairs to porch and siding

Property owner Virginia Davis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mrs. Davis is asking for approval of already installed aluminum "K" style gutters and repairs to the front porch and damaged siding. Mrs. Davis stated that she was unaware that gutters would be installed as the contractor, R & D Roofing (Roger Pratas) did not mention them to her. He also did not specify installation of gutters in the earlier application to the HDC to re-roof the building.

Member Hertfelder stated that this is one of the most important Italianate houses in the District, and that the installation of "K" style aluminum gutters is a "tragedy." He noted they do not look natural and create a "loss to the design of the house."

Regarding the repairs to the porch and siding, members were concerned about the type of wood and attention to in-kind replacement of style, scale and visual qualities of the features to be replaced. It was suggested that a sample of materials for the siding and porch rail and posts be submitted by the contractor and approved by the Project Monitor prior to commencement of the job.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-092 for replacement in-kind of the rot on the siding and porch with the contractor to submit material and porch rail and post sample for approval by the Project Monitor prior to commencement of the job in accordance with Secretary of the Interior Standard #6 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6

A motion was made to deny approval of Application 13-092 for installation of aluminum “K” style gutters already installed. (Allen/Hertfelder 6-0). Approval denied.

Findings of Facts include that the gutter installation is in violation of Secretary of the Interior Standards: 5, 6, 9, 10. This distinctive, architecturally important Italianate style home would not be disrupted by aluminum gutters.

Project Monitor: Eric Hertfelder

7. 13-093 40 Constitution St., Ted & Rayne Baer
replace fence

Property owner Ted Baer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace flatboard fence with stockade wood cedar fence with steel posts and to install a section of picket fence where there had previously been a picket fence.

Commission member Cabral objected to any installation of stockade fences with steel posts with Member Allen agreeing regarding stockade fence but not about steel posts that cannot be seen from the street. Member Enright noted that steel posts had been approved a few weeks ago. Member Hertfelder had concerns regarding stockade fence section from north east corner of garage toward street.

Owner to provide product sheet or photo of proposed picket fence style.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-093 for that portion of replacement fence from south end of garage to back lot line, then west to property line then north to south west corner of the house for a stockade fence with steel posts as presented. Approval does not include picket fence and 8 ft. length of fence from garage to the street. The decision is in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 5-1 (Cabral dissenting)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

A motion was made to continue Application 13-093 for the proposed picket fence and 8 ft. section from the north east corner of the garage toward the street (Hertfelder/Allen 6-0)

Project Monitor: Thomas Enright

8. 13-094 124 Hope St., Matt Holland
install fence

Property owner Hailey Keene presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for installation of wood fence as shown in Exhibit G. Application includes two different plans for site of fence and there was no

product sheet for the design of proposed gate, applicant was asked to submit final site plan and gate design.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-094 for a wood fence as shown in Exhibit G with the stipulation that a product sheet for the proposed gate and final site layout be approved by the project monitor prior to fence permit being issued. The decision is in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

9. 13-095 399 Hope St., Island Child Care Center-Bristol
sign

Island Child Care Center owner Leslie Mills presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is for the erection of a sign in the close at St. Michael's Church. Sign has the approval of the Church Rector.

Sign will be made of Azek and configured as shown in Exhibit E. Chairman Lima suggested sign be installed to the left of the flagpole, Member Hertfelder suggested sign be 6 ft. high and installed on a separate plane from the St. Michael's sign closer to the existing fence.

The sign will have wood supporting posts, with colors to match the St. Michael's sign post colors. The sign will be 30" x 28".

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-095 as presented for an Azek sign with 30x28" dimensions with wood posts 6' high and posts to mimic St. Michael's sign posts, installed to the left of the flagpole and forward of the existing sign in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: John Allen

10. 13-096 120 Hope St., Mark Stolyar
install new driveway

Property owner Julianna Stolyar presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to replace gravel in driveway with natural cobblestones within the existing edging.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-096 as presented to replace gravel in driveway with natural cobblestones in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10.

Project Monitor: Victor Cabral

11. 13-097 448 Hope St., B. Peter Sebring (Bristol Oyster)

1. signs; 2. install exhaust system

Restaurant owner Peter Sebring presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Mr. Sebring's application is for a sign as pictured in Exhibit D using existing bracket and same size. Also to install in the east side of the building mechanics as shown in Exhibit I.

When questioned regarding how much of the round top window would be removed, Mr. Sebring stated that only the upper sash would be removed for the exhaust vent.

Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 13-097 as presented for the sign and bracket and to install an exhaust system in an east elevation window of building. The upper sash of the round top window may be removed but must be stored in the building in accordance with Secretary of the Interior Standards #2, 5, 9 (Allen/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 5, 9.

Project Monitor: Mary Millard

12. 13-085B 423 Hope St., 413 Hope Street Redevelopment, LLC (Jim Roiter)

add 3rd story Amenity Deck on existing parking deck

Architects Spencer McCombe and Melissa Hutchinson presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Z and BB (submitted at meeting).

Applicants are returning following a Concept Review held at the August 1, 2013, meeting. Plan is to erect a third story Amenity Deck on the existing parking deck. Exhibit BB is a rendition showing the new construction in relation to the surrounding buildings.

Member Enright proposed continuance to the next meeting as he feels that not enough information has been submitted for him to make a decision.

Solicitor Letendre led a discussion regarding the poor maintenance of the vacant property which has been an ongoing issue and concern to the Commission and suggested that the applicant submit a maintenance plan for any landscaping. She noted that a decision was not needed tonight because of an emergency situation.

Members Lima, Hertfelder, and Allen all requested clarification and more details regarding the cabana and landscaping design.

Chairman Lima invited comments from the public. There were none.

A motion was made to continue Application 13-085B to the October 5, 2013, meeting (Enright/Cabral 6-0).

Staff Report:

Staff Approvals - August = 7, copy attached

Chairman Lima reported on a conference, "Vision for Bristol" being held on September 19th and 25th. She asked if any member was interested in attending that they contact her for details.

Project Monitor Report(s)

Old Business

Adjourn:

A motion to adjourn was unanimously passed at 10:50PM

SC

Date Approved: October 3, 2013

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

August, 2013

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
8/1	13-090	34 Byfield	Temporary (1 year) emergency handicap ramp
8/21	13-099	42 Byfield	Replace storm windows and doors
8/21	13-100	74 Constitution	Re-roof shed
8/21	13-101	281 High	Congregational Church, restore 2 windows
8/21	13-102	75 Constitution	Replace window
8/27	13-104	31 Constitution	Re-roof
8/27	13-105	159 High	Re-roof garage and porch